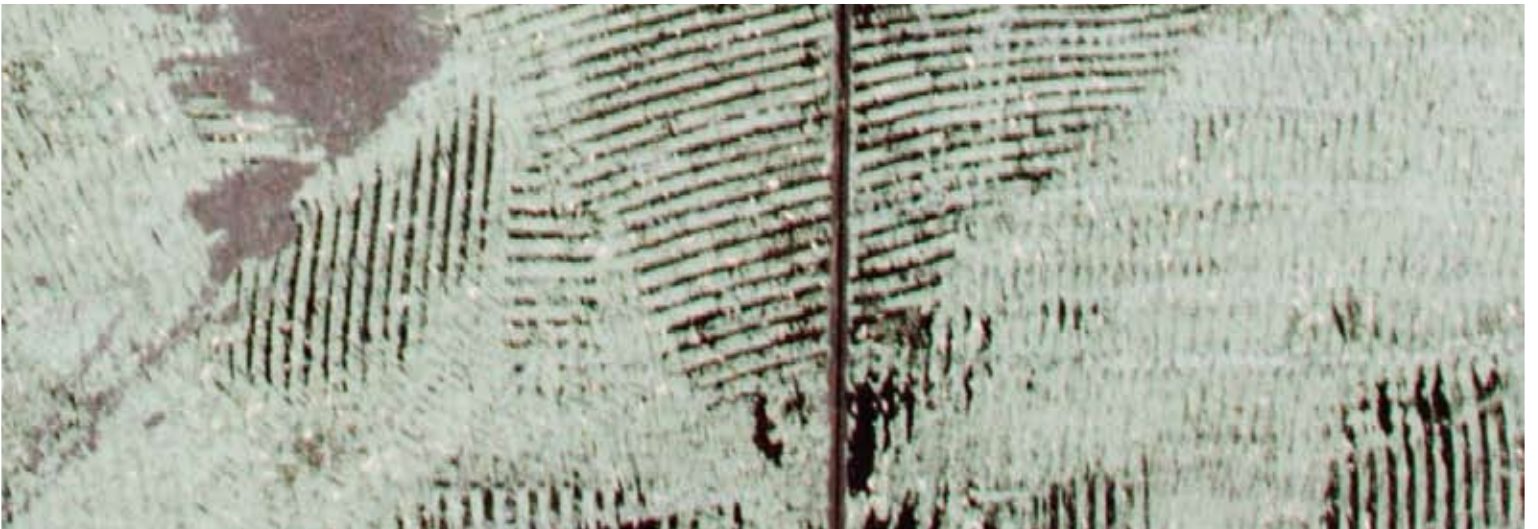


Annual Report 2009–10

Facilities Capital Improvement Program





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Cover Dried adhesive is all that remains after removing boards off the wall inside a classroom at Kendall ES, part of a modernization project occurring at the campus.

Scaffolding along one of the walls recently built at Indian Springs HS.



FACILITIES MANAGEMENT DEPARTMENT

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Arturo Delgado, Ed. D.

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URS

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Plans & Records Supervisor

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Facilities Projects Secretary III

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Carrie Shaver
Facilities Substitute

Adam Sinner
Construction Plans Specialist

Kurt Supinger
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Armando Tamayo
Paint Supervisor

Gerald Thompson
Maintenance Supervisor

Raquel Torres
Senior Clerk

Frank Valenzuela
Grounds Supervisor

Ying Wang
Pre-construction Owner Representative

Mary Watson
Administrator Secretary III

Jennifer Wilhelm
Local Business Outreach Program (LBOP)

Jeremiah Wilson
Senior Clerk

Open Letter to the Superintendent

October 2010

Dr. Arturo Delgado, Superintendent
SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT
777 North F Street
San Bernardino, CA 92410

Re: FACILITIES CAPITAL IMPROVEMENT PROGRAM: ANNUAL REPORT 2009–2010

Dear Dr. Delgado:

On behalf of the Facilities Maintenance and Operations Department, we are pleased to present this Facilities Capital Improvement Program Annual Report for Fiscal Year 2009–2010.

This past fiscal year was an extremely busy one and the next 12 months promises to be just as challenging. Facilities Management continues to progress with the planning, designing and construction of over 114 projects at more than 70 campuses throughout the District. This report contains summary information about program and project funding, including cost and schedule data related to planning, design, and construction, as well as major accomplishments by the Facilities Maintenance & Operations Department.

In closing, we hope this report provides an insight into the continuing advancement of our Facilities Capital Improvement Program. On behalf of our whole team, we would like to thank you for your continued support of our on-going commitment to the students of this District to provide them with the best possible housing.

As always, please let us know if you have any questions, comments or suggestions at the Facilities Maintenance and Operations Department, 956 West 9th Street, San Bernardino, CA 92411, (909) 388-6100.

Very truly yours,



John Peukert
Assistant Superintendent
Facilities/Operations Division



Wael Elatar
Facilities Administrator
Facilities Maintenance & Operations Department

cc: SBCUSD Board of Education
SBCUSD Five-Year Housing Committee
Measure T Citizens' Oversight Committee

Executive Summary

The Facilities Capital Improvement Program utilizes funding from state bonds, local bonds, developer fees, deferred maintenance, and other funds such as donations and development agreements to enhance learning environments throughout the San Bernardino City Unified School District (the District). With the construction of new classrooms and modernization of existing schools, the District Facilities Program directly and positively impacts students and the quality of their education along with providing adequate facilities for the teaching staff.

In 2004, local voters approved Measure T, a \$140 million local general obligation bond to improve and expand education facilities throughout the District. The goal was to improve student safety, repair local schools, and relieve classroom overcrowding. Passage of the bond provided a foundation for the Facilities Capital Improvement Program. Voters agreed that the District needed funds for a number of projects, including, but not limited to, building new schools, repairing classrooms, installing and repairing equipment, fixing leaky roofs and decaying walls, removing asbestos, upgrading plumbing, and new wiring for computer technology.



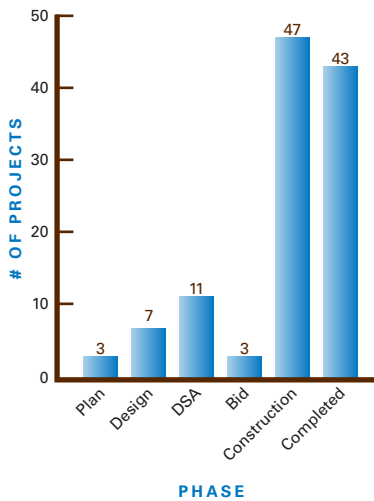
Total Project Cost Estimate Range



Program Cost

The current total project cost estimate for all projects in the Facilities Capital Improvement Program ranges from \$700 to \$909 million. This estimate is based on the District’s need for major repairs and modernizations for existing schools and the need for new school seats based on demographic and enrollment projections. This cost range is also subject to change as a result of the financial status of the District and due to the availability of state and local funding. A total of \$654 million in funding has been received to date, including funds from statewide bonds, local bonds, developer fees and other funds such as donations and development agreements. In April 2007, the Program Management Team submitted an application to the State for Financial Hardship funds for over 50 additional projects. The value of this State funding is in excess of \$400 million with over \$225 million received to date. Expenditures through fiscal year end 2009–2010 total \$467 million. “Total Project Cost Estimate Range” illustrates these program costs.

Program Status by Phase



Program Schedule

The Facilities Capital Improvement Program currently includes 114 projects which have progressed through phases of the school construction process. This process consists of the following major phases:

1. **Planning Phase** Includes project definition, consultant selections, funding and, if applicable, site selection.
2. **Design Phase** Includes preparation of plans and specifications by architects and engineers.
3. **DSA Review/Stamped Phase** Includes submission of documents to Division of the State Architect (DSA) for review and stamped approval.
4. **Bid/Award Phase** Includes advertising, bidding, awarding and contract execution for the construction contractors.
5. **Construction Phase** Includes demolition and abatement of existing structures and/or equipment, on- and off-site development, school buildings construction, interior finishes and landscaping through substantial completion.
6. **Project Closeout/Complete Phase** Includes contract closeout documents such as equipment manuals with occupancy, move-in and the filing of notice of completion activities.

A “project” is defined as a new campus, a modernization, a SDC addition, and/or any other capital improvement project that takes place at a particular site. Multiple construction tasks taking place at a single campus counts as one project. “Program Status by Phase” summarizes the current phase of 114 projects. Notably, 43 projects (38%) are complete, 47 projects (41%) are under construction, and 11 projects (10%) in the DSA Review/Stamped phase as they are being readied to move into the Bid/Award Phase contingent upon release of Financial Hardship funding from the State.

Program Highlights

SBCUSD Certified as a CHPS District

Understanding the importance and benefits of sustainable construction, the San Bernardino City Unified School District and Facilities Maintenance & Operations Department have implemented the Collaborative for High Performance School (CHPS) design guidelines for all future construction projects. This voluntary program ensures that every project, regardless if it's a new campus or a modernization project, meets CHPS goals, particularly in areas regarding energy efficiency of mechanical and electrical systems. In July 2010, the Board of Education approved the use of the CHPS criteria for all future construction projects. The Facilities Maintenance & Operations Department took it a step further and reviewed projects still in the planning stages and made revisions to plans to meet CHPS guidelines. The result will lead to less consumption of energy & natural resources and a cost savings for the District.

New Campuses Lead to New Beginnings

Construction continues at Indian Springs High School, where a mix of modernization and new construction exists. The former Curtis Middle School site has seen some buildings torn down, while the remaining majority of buildings are being modernized. The interiors had been demolished and reframed with new wall configurations that will better suit the new high school. New utility lines have also been installed for both the existing and new structures. Meanwhile, additional buildings are being constructed at the site, including an administration building and gymnasium.



Demolition at the Norton ES site.

A growing community means more schools will be needed to meet the demands. The District has identified and acquired properties to build new campuses to meet those needs. As of June 2010, Middle College High School, Brown Elementary School, and Norton Elementary School had started with abatement and demolition of existing properties located on the acquired lands. At the beginning of the fiscal year, abatement and demolition has also started at the Henry and Gomez Elementary School sites. All five schools are tentatively scheduled to start with new construction in 2011.

In December 2009, the Board of Education approved the naming of nine new campuses slated during Phase 2 construction. Along with Indian Springs, Middle College, Brown, Norton, Henry, and Gomez, the new campuses receiving names are: Little Mountain Elementary School, Dominguez Elementary School, and Pakuma K-8 School.

Construction on Special Education Classroom Projects Completed
Students requiring special learning environments now have access to appropriate settings with eight Special Day Classroom (SDC) buildings completed. These facilities are designed to create accessible and safe learning environments in compliance with the American with Disabilities Act (ADA). First phase of construction consisted of 10 four-classroom buildings at middle and high school campuses. This second construction phase consisted of eight three-classroom buildings at Hillside, Hunt, Bradley, Cypress, Roosevelt, Rio Vista, North Verdmont and Highland-Pacific Elementary Schools. Many of these classrooms will be utilized as interim housing for the modernization projects at these sites, which should result in more construction funding and much needed additional scopes of work.



The SDC building as it was under construction at Rio Vista ES during 2009.



A row of new classrooms at Indian Springs HS.

Accomplishments

The Facilities Maintenance & Operations Department and URS have formed a Program Management Team that is accomplishing key tasks to improve procedures and standards, resolve outstanding issues, manage planning and design activities, maximize funding and expedite delivery of the new school construction and modernization projects. This Annual Report provides an overview of these achievements, including a summary of the on-going school planning and design activities, an overview of the community and local business outreach accomplishments, and the current financial and schedule status of the projects. Major accomplishments since July 2009, as well as significant activities scheduled through December 2010, follow.

PROGRAM ACCOMPLISHMENTS July 2009–June 2010

Funding

- Board approval of bridge financing
- Overcrowding Relief Grant (ORG)
- Savings By Design, Express Solutions, and other programs that encourage green technology and sustainable environments

Design

- Adopted Collaborative for High Performance Schools (CHPS) guidelines for some current and all future school projects. To date, 17 current and future construction projects will become CHPS-certified schools.

Site Acquisition

- Received funding and acquired 4 additional parcels, for a total of 261 of 265 parcels for 9 new campuses

Construction

Bid, Awarded and Started Construction:

- New Campuses:
 - New buildings and modernization of existing structures at Indian Springs HS
 - Abatement and demolition at three future campus sites (Norton ES, Brown ES, Middle College HS)
- Modernization:
 - Group 1: Lincoln ES, Riley ES, Salinas Creative Arts ES
 - Group 3: San Geronio HS
 - Group 5: Hillside ES, Hunt ES

Completed Construction:

- Sitework for Indian Springs HS; hazardous materials abatement of existing structures
- 8 SDC buildings

Procurements

- Indian Springs HS
- Groups 1, 2, 4, 6, 7, 9, 10 Modernization packages
- Ornamental fencing at Wong ES
- Weed abatement services
- Hazardous Materials abatement for Norton ES, Brown ES, Henry ES, Gomez ES, and Middle College HS
- Slurry seal-coating (deferred maintenance)
- Architectural design elements salvage for Brown ES site
- Playground installation at Rio Vista ES
- Chiller servicing and repairs (deferred maintenance)

Cost Management and Funding

- Prepared Expenditure Audit Reports to retain OPSC funding for State-funded projects
- Maintained Total Project Budget trends for \$909 million and balanced cash flow to expenditure needs

Community and Business Outreach

- Planning Verification Team (PVT) Workshop: December 2009
- “Building Schools, Building Connections” Conference: January 2010
- Indian Springs HS Ground Breaking: March 2010

UPCOMING ACTIVITIES July 2010–December 2010

Design and Construction

Facilities will be busy over the next several months continuing work on the following:

- Continued construction of new and existing buildings at Indian Springs HS
- Pre-construction work at five new elementary schools and one new high school
- Modernization Projects
 - Continued construction of Groups 1, 3, and 5 campuses
 - Group 2: Rio Vista ES, Roosevelt ES, Mt. Vernon ES
 - Group 4: Arrowhead ES, Carmack School, Harmon ES, Kendall ES
 - Group 7: Ramona-Alessandro ES, Bradley ES, Marshall ES, Warm Springs ES
 - Group 9: Inghram ES, Lytle Creek ES, Richardson Prep, Urbita ES
 - Group 10: Cole ES, Cypress ES, Highland-Pacific ES

Site Acquisition

- Acquire remaining 4 of 265 real estate parcels for new campuses

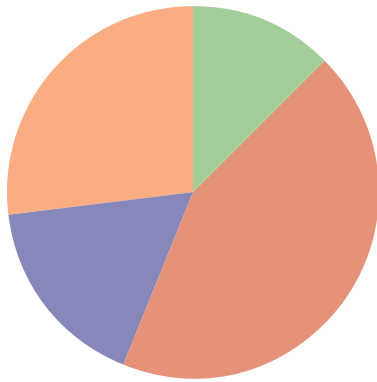
Program Definition

A successful school building program is defined in large part by its student housing needs. District student housing needs are mitigated by a combination of modernization and new construction projects. Accordingly, the District's Facilities Capital Improvement Program is defined by 5 types of construction projects: 1) New Campus (new schools); 2) Additions (new classrooms including Special Day Class buildings and growth portable classrooms); 3) Other Facilities (such as new multiuse rooms); 4) Modernizations (major renovations to existing schools); and 5) Repairs (refurbishments to existing schools). The chart titled "Project Types" (next page) defines the projects by type currently included in the current Facilities Capital Improvement Program.



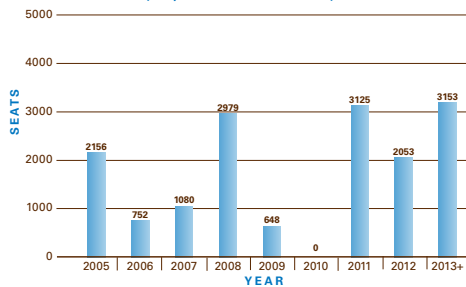
Modernization work has started at Lytle Creek ES.

Project Types



New Campus	15
Modernization	52
SDC Additions	20
Other Projects	32
Total	119

Planned Classroom Seat Delivery Schedule
(15,000 New Seats)



Facilities Master Plan

A Facilities Master Plan is the District’s blueprint that allows for long-term planning of facilities in relation to its student housing needs. It outlines the District’s construction priorities and funding mechanisms to address overcrowding problems and to predict where additional classroom space is needed to support its instructional and operational goals.

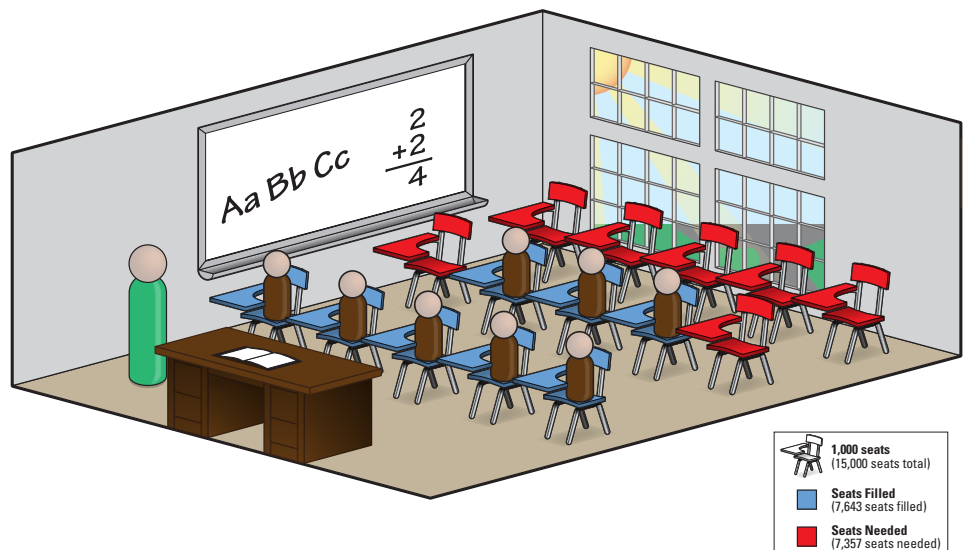
Student enrollment is one of several factors used to identify housing needs. Enrollment trends are based on a variety of indicators including new housing developments with school-age children, current student progression from one grade to the next, kindergarten enrollment, geographic locations of the students, and student housing capacities.

In 2005–2006, the District conducted a demographic study of the community’s educational needs anticipated for the next decade. The demographic study determined:

- Enrollment projections (How many students will need to be housed?)
- Enrollment demographics (Where new schools should be built?)
- Elementary, Middle and High School options (What types of schools are needed?)

Based on program needs identified in the study, the Program Management Team developed project scope, locations, budgets, and timelines for delivery of additional educational facilities. The graph titled “Planned Classroom Seat Delivery Schedule” indicates the current classroom seat delivery plan to meet program needs. The “Project Schedules” bar chart in the “New Campus” section of this report lists those additional educational facilities identified and their date of delivery to coincide with enrollment projections. The graphic titled “Seats Filled to Date” illustrates that 7,643 of the 15,000 new seats have been filled thus far.

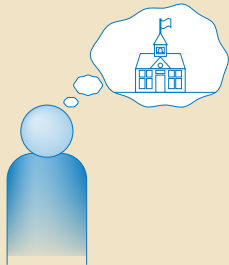
Seats Filled to Date





Project Schedule

The building process for a new school starts four years before construction begins. It is a multi-layered process typically spanning six years from project definition through construction completion. It takes about two years longer in the planning and design phases compared to non-school construction projects. With additional State and Federal mandates and approvals required for planning and design of educational facilities, school construction is one of the most heavily regulated and reviewed processes in the country. To better understand the process, the three major steps to school construction are explained below, along with the average amount of time needed to complete each step. In some cases, the duration of a task in one step can extend into one of the other steps.



STEP 1 PLANNING (6–36 MONTHS)

Needs Assessment

Conduct demographic studies to determine where to place new schools.

Site Selection

Identify potential sites, get input from the community, vote on acquisition during Board meetings, obtain California Department of Education approval, acquire property.

Attendance Boundaries

Determine the school's attendance boundaries, conduct community outreach meetings to notify parents, principals, teachers and staff.

Funding Identification

Identify potential local, state and federal funding sources available for each project.

Outreach

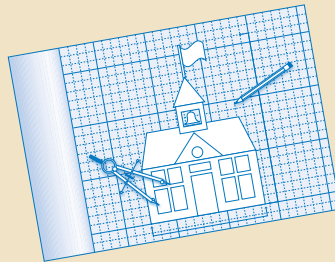
Meet with principals and local parent leaders to determine needs and best methods of communicating with local residents.

Professional Services

Hire environmental experts, architects, engineers, and construction managers for each project. All contracts reviewed and accepted via public Board meetings.

Environmental Impact Review

Study the plans and assess potential impacts, hold a public hearing, conduct a follow up study to address any questions or concerns raised by the public, receive public comment at a final public hearing, approve the environmental documents.



STEP 2 DESIGN (12–18 MONTHS)

Schematic Design

Create basic school design.

Design Development

Create detailed designs with specifications for the school, such as the number of students, unique facilities, and specific needs of the student population.

Construction Documents

Create construction drawings, specifications, policies and procedures that provide exact information on how to build the facility. Documents must be approved by the Division of the State Architect (DSA).



STEP 3 CONSTRUCTION (14–24 MONTHS)

Ground Breaking

Hold community event to celebrate the beginning of construction on a new school.

Public Bid Process

Advertise construction contracts, conduct pre-bid meetings and walk the site. Receive bids and award to lowest bidder. Issue Notice to Proceed once construction contract approved by the Board of Education.

Construction

Start preparation of site, construction of buildings, installation of electrical, plumbing and technology infrastructure.

Equipment Acquisition and Installation

Purchase and install playground equipment, desks, computers.

Landscape

Plant grass, trees, bushes, flowers; install irrigation systems.

Ribbon Cutting

Hold community event to celebrate the opening of a new school.

Demolition of existing properties at the Norton ES site.

Cost Status Summary

New Construction Projects

PROJECT NAME	PROJECT PHASE	OPSC FUNDING TYPE	TOTAL PROJECT COST ESTIMATE	EXPENDITURES As of 5/31/10	% OF ESTIMATE SPENT
ANTON ES #45	Complete	50/50	\$17,282,000	\$17,280,000	100%
BING WONG ES #48	Close Out	FH&50/50	\$28,950,000	\$28,947,000	100%
CAPTAIN LELAND F. NORTON ES #52	DSA Stamped/ Demo & Hazmat	FHP&50/50	\$60,823,000	\$33,182,000	55%
CHAVEZ MS	Close Out	FHP	\$22,300,000	\$22,293,000	100%
CURTIS MS & SDC	Close Out	50/50	\$37,000,000	\$36,812,000	99%
DR. MILDRED D. HENRY ES #49	DSA Stamped/ Demo & Hazmat	FH & 50/50	\$35,845,000	\$16,502,000	46%
GEORGE BROWN JR. ES #53	DSA Stamped/ Hazmat Review	FHP	\$45,690,000	\$16,861,000	37%
GRACIANO GOMEZ ES #51	DSA Stamped/ Demo & Hazmat	FHP & 50/50	\$37,913,000	\$14,765,000	39%
H. FRANK DOMINGUEZ ES #54	DSA Stamped/ Demo & Hazmat	FH & 50/50	\$36,055,000	\$13,768,000	38%
INDIAN SPRINGS HS #8	Construction	FHP	\$57,687,000	\$14,370,000	25%
JONES ES #46	Close Out	FHP&50/50	\$27,000,000	\$26,904,000	100%
LINCOLN II No. ES #44	Cancelled	FHP	\$405,000	\$404,000	100%
LITTLE MOUNTAIN ES #55	DSA Stamped	FHP	\$28,224,000	\$6,612,000	23%
MIDDLE COLLEGE HS	DSA Stamped/ Demo & Hazmat	FHP&50/50	\$42,688,000	\$12,138,000	28%
PAKUMA K-8 - #56	DSA Review	OTHER	\$25,298,000	\$1,157,000	5%
RODRIGUEZ PREP ACADEMY ES #47	Close Out	50/50	\$25,900,000	\$25,336,000	98%
New Construction Projects Subtotals			\$529,060,000	\$287,331,000	

Modernization Projects

PROJECT NAME	PROJECT PHASE	OPSC FUNDING TYPE	TOTAL PROJECT COST ESTIMATE	EXPENDITURES As of 5/31/10	% OF ESTIMATE SPENT
ANDERSON SPECIAL ED	Construction	FHP	\$3,036,000	\$673,000	22%
ARROWHEAD ES	Construction	FHP	\$2,238,000	\$221,000	10%
ARROWVIEW MS	Close Out	60/40	\$5,901,000	\$5,834,000	99%
BARTON ES	Bidding	FHP	\$813,000	\$84,000	10%
BELVEDERE ES	Close Out	60/40	\$4,044,000	\$3,589,000	89%
BRADLEY ES	Construction	FHP	\$1,572,000	\$103,000	7%
BURBANK ES	Bidding	FHP	\$2,312,000	\$138,000	6%
CAJON HS	Close Out	60/40	\$21,186,000	\$20,237,000	96%
CARMACK ES	Construction	FHP	\$2,224,000	\$201,000	9%
COLE ES	Bidding	FHP	\$3,385,000	\$266,000	8%
CURTIS MS	Construction	FHP	\$8,964,000	\$3,497,000	39%
CYPRESS ES	Bidding	FHP	\$5,102,000	\$445,000	9%
DEL ROSA ES	Construction	FHP	\$1,665,000	\$285,000	17%
DEL VALLEJO MS	Close Out		\$7,610,000	\$6,822,000	90%
EMMERTON ES	Bidding	FHP	\$4,797,000	\$369,000	8%
FAIRFAX ES	Construction	FHP	\$460,000	\$306,000	67%
GOLDEN VALLEY MS	Complete	FHP	\$1,198,000	\$1,198,000	100%
HIGHLAND PACIFIC ES	Bidding	FHP	\$2,246,000	\$188,000	8%
HILLSIDE ES	Construction	FHP	\$1,717,000	\$1,125,000	66%
HUNT ES	Construction	FHP	\$1,385,000	\$964,000	70%
INGHRAM ES	Construction	FHP	\$2,719,000	\$234,000	9%
KENDALL ES	Construction	FHP	\$2,489,000	\$255,000	10%
KIMBARK ES	Complete	FHP	\$909,000	\$909,000	100%
KING MS	Close Out		\$4,599,000	\$4,107,000	89%
LANKERSHIM ES	Bidding	FHP	\$4,428,000	\$351,000	8%
LINCOLN ES	Construction	FHP	\$6,178,000	\$1,781,000	29%
LYTLE CREEK ES	Construction	FHP	\$2,295,000	\$188,000	8%
MARSHALL ES	Construction	FHP	\$1,568,000	\$136,000	9%
MONTEREY ES	Construction	FHP	\$1,411,000	\$270,000	19%
MT. VERNON ES	Construction	FHP	\$4,944,000	\$358,000	7%
MUSCOY ES	Complete	FHP	\$803,000	\$565,000	70%
NEWMARK ES	Complete	FHP	\$523,000	\$523,000	100%
NORTH PARK ES	Complete	FHP	\$2,158,000	\$2,152,000	100%
OEHL ES	Close Out	60/40	\$3,828,000	\$3,814,000	100%
PACIFIC HS	Design	FHP	\$4,453,000	\$319,000	7%
RAMONA-ALESSANDRO ES	Construction	FHP	\$4,584,000	\$354,000	8%
RICHARDSON PREP. HS	Construction	FHP	\$3,526,000	\$262,000	7%
RILEY ES	Construction	FHP	\$5,300,000	\$1,203,000	23%
RIO VISTA ES	Construction	FHP	\$1,196,000	\$137,000	11%
ROOSEVELT ES	Construction	FHP	\$5,283,000	\$378,000	7%
SALINAS ES	Construction	FHP	\$2,186,000	\$771,000	35%
SAN ANDREAS HS	Design	FHP	\$987,000	\$64,000	6%
SAN BERNARDINO HS	Bidding	FHP	\$15,883,000	\$1,419,000	9%
SAN GORGONIO HS	Construction	FHP	\$25,816,000	\$12,374,000	48%
SERRANO MS	Close Out	60/40	\$8,023,000	\$6,652,000	83%
SHANDIN HILLS MS	Complete	FHP	\$4,072,000	\$4,038,000	99%
SIERRA HS	Design	FHP	\$589,000	\$14,000	2%
THOMPSON ES	Close Out	60/40	\$3,240,000	\$3,227,000	100%
URBITA ES	Construction	FHP	\$214,000	\$33,000	15%
VERMONT ES	Complete	FHP	\$987,000	\$915,000	93%
WARM SPRINGS ES	Construction	FHP	\$360,000	\$188,000	52%
WILSON ES	Construction	FHP	\$1,856,000	\$200,000	11%
Modernization Projects Subtotals			\$209,262,000	\$94,736,000	

SDC/Additions Projects

PROJECT NAME	PROJECT PHASE	OPSC FUNDING TYPE	TOTAL PROJECT COST ESTIMATE	EXPENDITURES As of 5/31/10	% OF ESTIMATE SPENT
ARROWVIEW MS	Close Out	50/50	\$2,803,000	\$2,778,000	99%
ARROYO VALLEY HS	Complete	50/50	\$6,381,000	\$6,381,000	100%
BARTON ES	Close Out	50/50	\$2,761,000	\$2,724,000	99%
BRADLEY ES	Close Out	FHP	\$2,253,000	\$2,145,000	95%
CAJON HS	Close Out	50/50	\$2,813,000	\$2,679,000	95%
CYPRESS ES	Close Out	FHP	\$2,241,000	\$2,238,000	100%
DEL VALLEJO MS	Close Out	50/50	\$2,892,000	\$2,891,000	100%
GOLDEN VALLEY MS	Close Out	50/50	\$2,785,000	\$2,765,000	99%
GOLDEN VALLEY MS Repl	Complete	50/50	\$1,317,000	\$1,316,000	100%
HIGHLAND PACIFIC ES	Close Out	FHP	\$2,606,000	\$2,109,000	81%
HILLSIDE ES	Close Out	FHP	\$2,505,000	\$2,065,000	82%
HUNT ES	Close Out	FHP	\$2,498,000	\$2,243,000	90%
KING MS	Close Out	50/50	\$2,935,000	\$2,807,000	96%
LANKERSHIM ES	Design	ORG & 60/40	\$7,248,000	\$268,000	4%
LINCOLN ES	Design	ORG & 60/40	\$8,359,000	\$224,000	3%
LYTLE CREEK ES	Design	ORG & 60/40	\$8,834,000	\$288,000	3%
MUSCOY MS	Design	ORG & 60/40	\$8,777,000	\$262,000	3%
N. VERDEMONT ES	Close Out	FHP	\$2,488,000	\$2,207,000	89%
PACIFIC HS	Close Out	50/50	\$3,165,000	\$2,993,000	95%
PALM AVENUE ES	Close Out	50/50	\$2,720,000	\$2,475,000	91%
RIO VISTA ES	Close Out	FHP	\$2,610,000	\$2,218,000	85%
ROOSEVELT ES	Close Out	FHP	\$2,606,000	\$2,206,000	85%
SAN BERNARDINO HS	Close Out	50/50	\$2,925,000	\$2,764,000	94%
SAN GORGONIO HS	Close Out	50/50	\$3,079,000	\$2,864,000	93%
SERRANO MS	Close Out	50/50	\$3,155,000	\$2,936,000	93%
SHANDIN HILLS MS	Close Out	50/50	\$3,108,000	\$2,983,000	96%
VERMONT ES	Design	ORG & 60/40	\$10,061,000	\$295,000	3%
WILSON ES	Design	ORG & 60/40	\$8,353,000	\$293,000	4%
SDC/Additions Projects Subtotals			\$114,278,000	\$60,417,000	

Other Projects

PROJECT NAME	PROJECT PHASE	OPSC FUNDING TYPE	TOTAL PROJECT COST ESTIMATE	EXPENDITURES As of 5/31/10	% OF ESTIMATE SPENT
ALESSANDRO ES - Lunch Shelter	Complete	District	\$46,000	\$0	0%
Arrowview MS - 21st Century Classroom Other	Design	N/A	\$100,000	\$8,000	8%
Arrowview MS - Kitchen Remodel	Complete		\$0	\$0	0%
ARROYO VALLEY HS - Bleachers	Complete	District	\$1,400,000	\$0	0%
ARROYO VALLEY HS - Security Camera Expansion	Planning	District	\$129,000	\$0	0%
BARTON ES - MultiUse Room	Complete	FHP	\$753,000	\$753,000	100%
BELVEDERE ES - MultiUse Room	Complete	FHP	\$761,000	\$762,000	100%
BOND EXISTING CAMPUS - Discretionary Projects	Planning	Bond	\$26,800,000	\$0	0%
Cajon HS - Kitchen Remodel	Close Out		\$1,000	\$1,000	100%
CAJON HS - Score Board	Planning	District	\$30,000	\$0	0%
CHAVEZ JOINT USE GYM	Close Out	50/50	\$6,035,000	\$6,036,000	100%
Curtis MS - Kitchen Remodel	Close Out		\$1,000	\$1,000	100%
DAVIDSON ES - MultiUse Room	Complete	FHP	\$703,000	\$701,000	100%
DEL ROSA ES - MultiUse Room	Complete	FHP	\$763,000	\$763,000	100%
GROWTH PROJECTS	Complete	FHP	\$1,398,000	\$1,398,000	100%
HIGHLAND PACIFIC ES - MultiUse Room	Complete	FHP	\$715,000	\$715,000	100%
INGHRAM ES - MultiUse Room	Complete	FHP	\$752,000	\$743,000	99%
KENDALL ES - MultiUse Room	Complete	FHP	\$761,000	\$744,000	98%
KING MS - Lunch Shelter	Complete	District	\$90,000	\$0	0%
LANKERSHIM ES - MultiUse Room	Complete	FHP	\$720,000	\$720,000	100%
LYTLE CREEK ES - MultiUse Room	Complete	FHP	\$771,000	\$745,000	97%
MIDDLE COLLEGE HS PORTABLES	Complete	N/A	\$653,000	\$653,000	100%
MUSCOY ES - MultiUse Room	Complete	FHP	\$854,000	\$854,000	100%
NEWMARK ES - MultiUse Room	Complete	FHP	\$732,000	\$723,000	99%
PACIFIC HS - Kitchen Remodel	Close Out		\$30,000	\$9,000	30%
PACIFIC HS - Lab Conversion	Planning	District	\$262,000	\$0	0%
Pacific HS - Welding Shop Improvements	Planning	N/A	\$0	\$0	0%
PALM AVENUE ES - Lunch Shelter	Complete	District	\$80,000	\$64,000	80%
PARKSIDE ES - MultiUse Room	Complete	FHP	\$894,000	\$796,000	89%
RIO VISTA ES - MultiUse Room	Complete	FHP	\$747,000	\$692,000	93%
RIO VISTA KINDERGARTEN PORTABLE	Complete	District	\$287,000	\$287,000	100%
Rodriguez Prep MS Portables	Close Out	N/A	\$482,000	\$482,000	100%
SAN ANDREAS - Close Out for Portables	Close Out	Other	\$1,000	\$0	0%
SAN ANDREAS HS - Kitchen Remodel	Close Out		\$24,000	\$15,000	63%
San Bernardino HS - 21st Century Classroom Other	Design	N/A	\$100,000	\$8,000	8%
San Bernardino HS - Kitchen Remodel	Close Out		\$0	\$0	0%
San Bernardino HS - Library Replacement	Design	N/A	\$14,000	\$14,000	100%
San Gorgonio HS - 21st Century Classroom Other	Design	N/A	\$100,000	\$0	0%
SAN GORGONIO HS - Football Field/Bleachers	Complete	Other	\$2,000,000	\$200,000	10%
SAN GORGONIO HS ADDITION - State Relocatables	Complete	N/A	\$501,000	\$501,000	100%
Serrano MS - Kitchen Remodel	Complete		\$0	\$0	0%
SHANDIN HILLS MS - Kitchen Remodel	Complete		\$61,000	\$61,000	100%
STATE RELOCATABLES PURCHASE	Complete		\$865,000	\$346,000	40%
URBITA ES - MultiUse Room	Complete	FHP	\$766,000	\$766,000	100%
VERMONT ES - MultiUse Room	Complete	FHP	\$699,000	\$699,000	100%
QEIA Portables: BURBANK ES, CYPRESS ES, KENDALL ES, LYTLE CREEK ES, MT. VERNON ES, PACIFIC HS, SAN BERNARDINO HS, VERMONT ES, WARM SPRINGS ES, WILSON ES	Close Out	N/A	\$3,100,000	\$3,100,000	100%
Other Projects Subtotal			\$55,981,000	\$24,360,000	
Grand Totals			\$908,581,000	\$466,844,000	

Program Funding

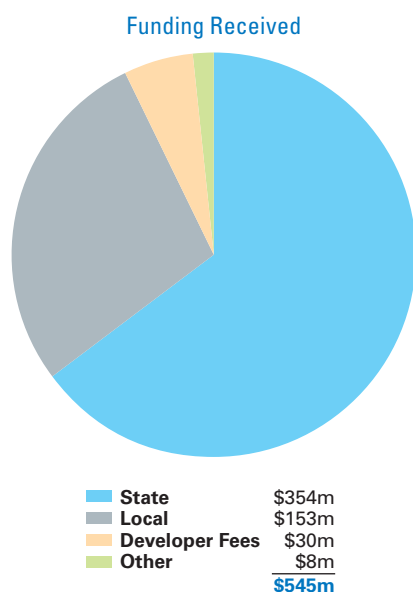
The Facilities Capital Improvement Program is funded by a combination of local bonds, state funds, developer fees and other funds such as donations and development agreements. A total of \$545 million has been received to date. This is illustrated in “Funding Received” (below) and includes local bond funds from Measures A and T totaling \$153 million, approximately \$354 million in State funds, \$30 million in developer fees, and \$8 million in other funds.

Funding Programs

Local Bonds

The District is using local general obligation bonds to fund its matching share for capital projects. In March 2004, voters approved \$140 million in local bonds under Measure T. The Citizens’ Oversight Committee was established to provide direct taxpayer review of Measure T. To date, bonds worth \$123 million has been issued in three series.

The District has a need for additional local funding beyond the \$140 million provided by Measure T. This money would be used to fund the District’s share of construction for the remaining new schools in addition to improving existing District facilities for projects that usually are not funded fully or partially by State Capital Funding. These projects include, but are not limited to: athletic fields, stadiums, swimming pools, lunch shelters, enhancement to or expansion of parking spaces, enhancement to or expansion of school administrative buildings and teachers’ development areas, multi-use rooms, kitchens, libraries, gymnasiums, technology and science labs for students.



State Fund - School Facilities Program

The District used the School Facilities Program to fund projects that were completed last year. The School Facilities Program is funded by statewide bonds and provides two types of project funding grants: 1) new construction, and 2) modernization. In both types of grants, the State and the District, with a local match, share a portion of the funding responsibilities. The new construction grant provides funding on a 50/50 (state/local) match basis. It is intended to fund site (if applicable), design, construction, testing, inspection, furniture/equipment and other professional service costs related to building schools. The modernization grant provides funding on a 60/40 (state/local) match basis and typically funds design, construction, testing and other professional service costs related to upgrading an existing school.

State Fund - Financial Hardship Program

In May 2008, the District received approval from the Office of Public School Construction to fund 54 projects in the Facilities Capital Improvement Plan. Financial hardship funding is available to those districts that cannot provide their share of funding for a school facility project. Projects funded through the Financial Hardship Program are restricted to essential facilities and a district cannot supplement funding on these projects without being subjected to financial penalties. Since the approval May 2008, the Facilities Maintenance & Operations Department has received \$430 million in apportionments from the State and has received \$333 million in cash for projects.

Bridge Fund

Bridge funding is interim financing used to leverage existing cash while waiting for an anticipated and reasonably expected inflow of cash. In August 2009, the Board of Education approved the use of bridge funding for up to \$100 million to leverage the over \$200 million that the State has apportioned under Financial Hardship but had not released to the District at the time. Using bridge funding, the District can move projects forward in the currently favorable bid market. Recent bids for construction have been well under budget in the range of 20% or more in savings. This leverages the District's Capital Funding by providing more funds to do additional valued-added work at the schools sites.

Developer Fees

The District is using developer fees to fund capital projects. These fees are levied to developers of new construction for the purpose of paying their required share of school building construction. The fee is based on the square footage of residential and commercial and industrial building that takes place in the District. Over the past fiscal year, the District received over \$1 million in developer fees.

Other Funds

The District is using other funds to support specific capital projects. These funds include allocations from the District's General Fund as approved by the Board of Education, donations from the community, and real estate development agreements. This funding is designated for a specific project or use as mandated by the Board or the entity providing the donation, or detailed in a development agreement.

Inside the library at San Geronio HS, where modernization work was recently completed.



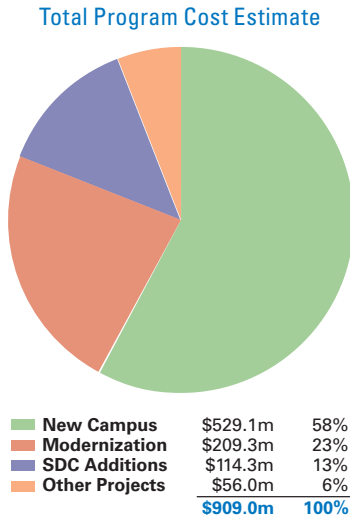


A classroom inside the new SDC building at Cypress ES.

Program Costs

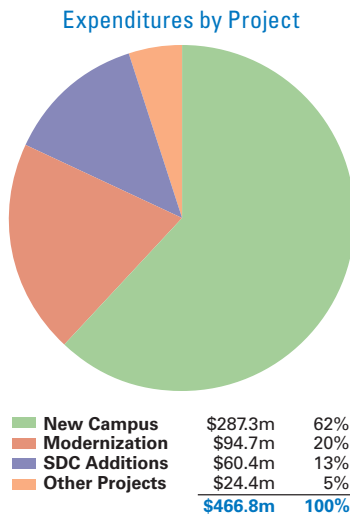
Total Project Cost Estimate

The total program cost estimate is a working budget for all capital costs for the projects in the Facilities Capital Improvement Program. The Facilities Capital Improvement Program cost estimate ranges from \$700 to \$909 million. This estimate varies based on the number of projects, actual costs realized, established funding and cost escalation added over time. The number of projects adjusts as District needs evolve, projects are prioritized, and funding becomes available.



There are 114 major capital improvement projects identified in the current estimate based on the District’s need for repairs, modernizations and new school seats for students. The facilities improvement projects are grouped into three major categories: 1) New Construction, 2) Modernizations, and 3) Other Projects. Projects are further categorized according to one of four project types: 1) New Campuses, 2) Modernizations—major renovations to existing schools, 3) Special Day Classroom (SDC)/Additions new classrooms including SDCs and growth portable classrooms, and 4) Other facilities.

The distribution of the total program cost estimate according to project type is illustrated in “Total Program Cost Estimate”. New campuses account for 58% of the current estimated costs with Modernizations accounting for the second largest allocation at 23% of the estimate. The project estimates typically include two types of costs, both hard and soft costs. Hard costs are direct costs for construction including labor for the trade contractors, building materials and equipment. Soft costs are for indirect costs to support the construction process and include costs for program management, architects, construction managers, permits and agency fees. New construction projects may also require the acquisition of land, in which case the costs to purchase land, relocate tenants or owners, environmental clearing and agency approvals are also added. The Program Management Team updates the total program cost estimate on a monthly basis based on actual bids received for construction, contracts awarded for consultants and a trend of fees and other costs for each project. This project cost data is presented in the “Cost Status Summary” report on pages 14–17.

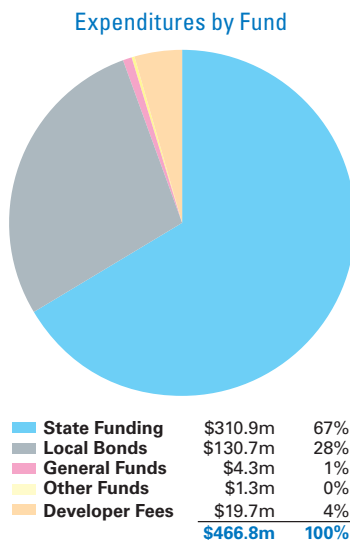


Expenditures by Project Type

Expenditures to date total \$466.8 million for the 114 capital projects currently in the Facilities Capital Improvement Program. These costs are managed by the Program Management Team using the Primavera Expedition Project Management System. Distribution of the expenditures against the project types is illustrated in “Expenditures by Project.” Expenditures against New Campuses account for the bulk of expenditures to date at \$287.3 million (62% of the total).

Expenditures by Funding Source

The \$466.8 million of expenditures to date have been funded by state and local bonds, developer fees and other funds. Distribution of the expenditures against these funding sources is illustrated in “Expenditures by Fund”. State and local bonds have funded a total of 95% of all expenditures.



NEW CAMPUS PROJECTS AT A GLANCE

Indian Springs High School

Owner Representatives Samer Alzubaidi
Tim Deland

Est. Project Cost \$61 million

Construction Start February 2009

Estimated Completion November 2011

Brown Elementary School

Owner Representative Jorge Mendez

Estimated Start Q4 2010

Estimated Completion Q2 2012

Norton Elementary School

Owner Representative Jorge Mendez

Estimated Start Q4 2010

Estimated Completion Q2 2012

Middle College High School

Owner Representative Adam Sinner
(demolition)

Estimated Start Q4 2010

Estimated Completion Q2 2012

Henry Elementary School

Owner Representative James Price
(demolition)

Estimated Start Q3 2011

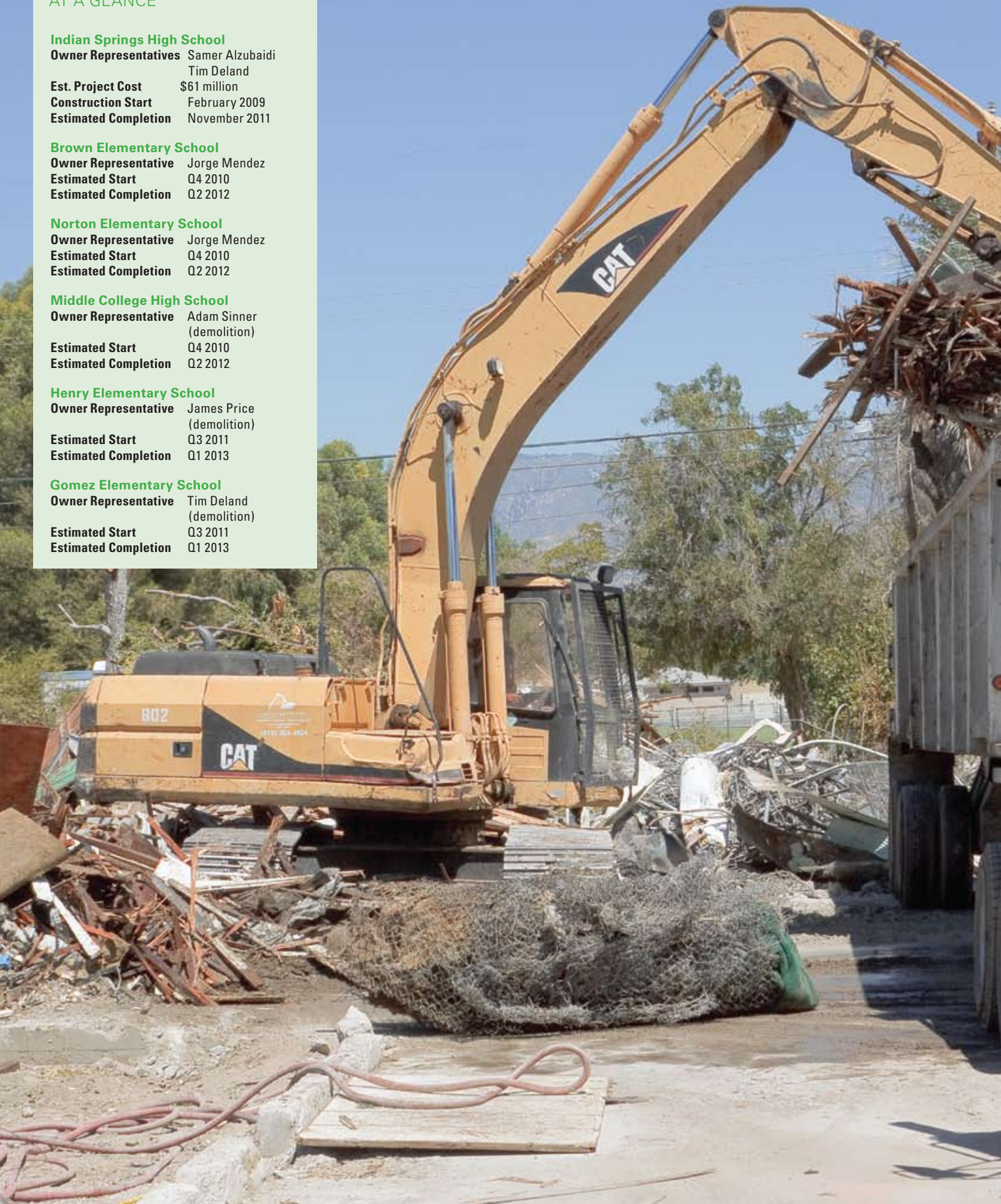
Estimated Completion Q1 2013

Gomez Elementary School

Owner Representative Tim Deland
(demolition)

Estimated Start Q3 2011

Estimated Completion Q1 2013





Debris being removed from the Henry ES site.

sbcusdfacilities.com

New Campus

The past fiscal year has seen tremendous progress as four new schools are in various stages of progress. The most visible can be seen at Indian Springs HS, where new construction has started. By the end of the fiscal year, three additional campuses started with pre-construction work, with two more starting shortly afterwards.

Indian Springs High School

All of the new buildings planned for Indian Springs High School are in various states of construction. Some are starting to be built, while others are near completion. The majority of buildings lie between the two stages. Del Rosa Avenue, which runs alongside the eastern perimeter of the campus, was shut down temporarily to allow main utility lines to be connected to the school. Modernization work on the old Curtis Middle Schools site is about 75% complete. New casework has been installed inside classrooms and walls have received new coats of paint throughout the building. The remainder of the work in the buildings will be the installation of new flooring.

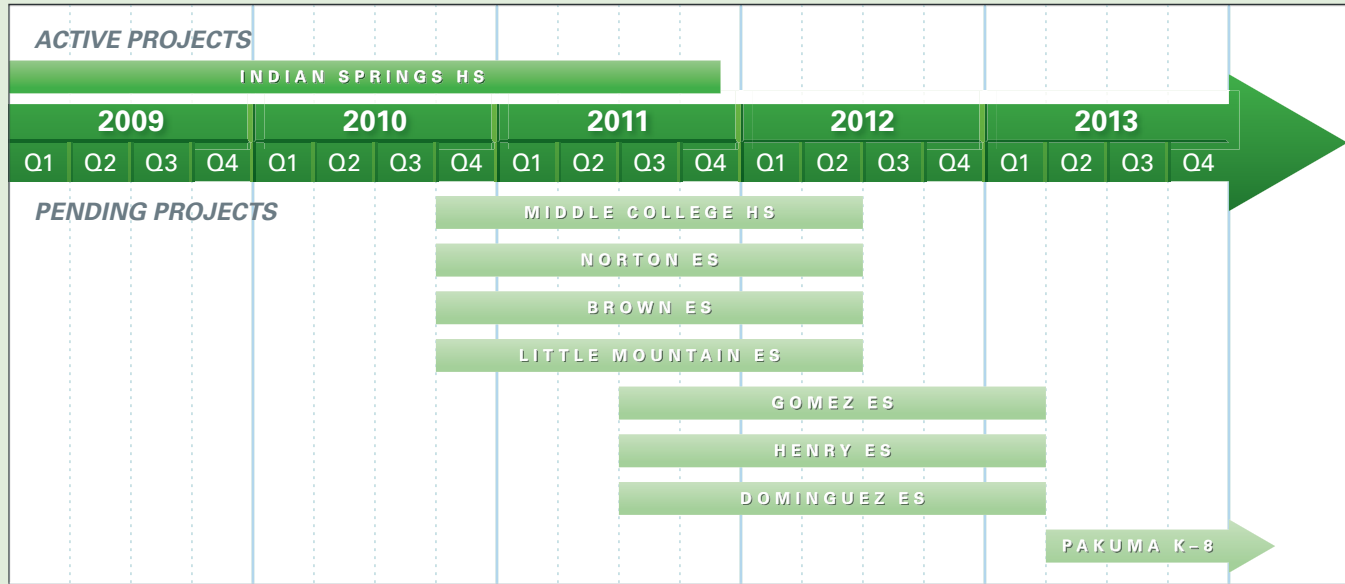
Pre-construction Begins at Five School Sites

As work continues at Indian Springs HS, two new elementary schools and a new high school have started with pre-construction work. Abatement and demolition work is completed at the Brown Elementary School, Norton Elementary School, and Middle College High School sites. Both Norton ES and Brown ES sites have also undergone soil remediation, a process that removes contaminants from the soil. Soil remediation is currently being done at the Middle College HS site. Lead and asbestos abatement work has also started at the Henry ES site and demolition is going on at the Gomez ES site.

New casework is being installed inside modernized classrooms at Indian Springs HS.



PROJECT SCHEDULES



Schedules for pending projects are tentative, subject to funding from the State.



Far left A view of one of the sides of the new Administration building.

Left Inside one of the newly built classrooms.

Workers continuing to do masonry work at one of the buildings.



Special Day Classrooms (SDC)

SDC ADDITION PROJECTS AT A GLANCE

Hillside ES

Project Cost \$2.5 million (est.)
Construction Start July 2008
Estimated Completion July 2009

Hunt ES

Project Cost \$2.5 million (est.)
Construction Start August 2008
Estimated Completion July 2009

Bradley ES

Project Cost \$2.3 million (est.)
Construction Start June 2008
Estimated Completion October 2009

Cypress ES

Project Cost \$2.2 million (est.)
Construction Start September 2008
Estimated Completion October 2009

North Verdemont ES

Project Cost \$2.5 million (est.)
Construction Start October 2008
Estimated Completion November 2009

Rio Vista ES

Project Cost \$2.6 million (est.)
Construction Start October 2008
Estimated Completion November 2009

Roosevelt ES

Project Cost \$2.6 million (est.)
Construction Start September 2008
Estimated Completion November 2009

Highland-Pacific ES

Project Cost \$2.6 million (est.)
Construction Start January 2009
Estimated Completion January 2010

All eight SDC buildings scheduled for Phase 2 are now completed. The sites receiving SDC buildings are Hillside, Hunt, Bradley, Cypress, Roosevelt, Rio Vista, North Verdemont, and Highland-Pacific Elementary Schools. In an effort to save money, where there are imminent modernization projects scheduled at the same site, the SDC will be used to house students while their classrooms are being renovated. For example, classes have been moved into Hillside's and Hunt's SDC buildings during their modernization projects. Using these buildings as temporary, or "interim", student housing is a cost-saving alternative to leasing portable classrooms. The cost savings realized by this plan are added to the school's modernization budget to fund additional scopes of work. Examples of additional scopes of work include new playground equipment at Roosevelt ES and new basketball courts at Bradley ES.



Inside a SDC classroom at Bradley ES.

MODERNIZATION PROJECTS AT A GLANCE

Group 1 Lincoln ES / Riley ES /
Salinas Creative Arts ES
Owner Representative Tim Deland
Project Cost \$6.4 million (est.)
Deferred Maintenance \$1.1 million (est.)
Construction Start November 2009
Estimated Completion December 2010

Group 2 Rio Vista ES / Roosevelt ES /
Mt. Vernon ES
Owner Representative James Price
Project Cost \$4.9 million (est.)
Construction Start July 2010
Estimated Completion December 2011

Group 3 San Geronio HS
Owner Representative Louis Baker
Project Cost \$25 million (est.)
Construction Start December 2008
Estimated Completion November 2010

Group 4 Arrowhead ES / Carmack
School / Harmon ES /
Kendall ES
Owner Representative Tim Deland
Project Cost \$4.1 million (est.)
Deferred Maintenance \$1.9 million (est.)
Construction Start July 2010
Estimated Completion August 2011

Group 5 Hillside ES / Hunt ES
Owner Representatives Nellie Karbum,
Charlotte Clement
Project Cost \$2 million (est.)
Deferred Maintenance \$2.3 million (est.)
Construction Start June 2009
Estimated Completion November 2010

Group 6 Del Rosa ES / Wilson ES /
Monterey ES / Anderson
Special Ed.
Owner Representative Kurt Supinger
Project Cost \$3.6 million (est.)
Construction Start January 2010
Estimated Completion November 2010

Group 7 Ramona-Alessandro ES /
Bradley ES / Marshall ES /
Warm Springs ES
Owner Representative Nellie Karbum
Project Cost \$3.8 million (est.)
Deferred Maintenance \$1.9 million (est.)
Construction Start July 2010
Estimated Completion April 2011

Group 9 Inghram ES / Lytle Creek ES /
Richardson Prep / Urbita ES
Owner Representative Kurt Supinger
Project Cost \$5.2 million (est.)
Construction Start July 2010
Estimated Completion April 2011

Group 10 Cole ES / Cypress ES /
Highland-Pacific ES
Owner Representative Louis Baker
Project Cost \$6 million (est.)
Construction Start August 2010
Estimated Completion August 2011



SPARTA





Inside the remodeled cafeteria at San Geronio HS.

sbcusdfacilities.com

Modernization

Currently, 28 of the remaining 36 modernization projects scheduled for Phase 2 are underway at campuses throughout the District. Some of these projects require minor repair work thanks to the Deferred Maintenance Program, while others require more extensive construction work. Campuses with a recently constructed SDC building are being used as interim housing, resulting in cost savings for the project and increased scopes of work.

Group 1

Modernization work at the south wing of classes at Riley ES have recently been completed and classes have started again. Work has started inside the central area. HVAC ductwork has started in the east wing of Lincoln ES. To date, both campuses main buildings have had modernization work performed. Work has resumed at Salinas Creative ES, where demolition of sinks has started in the remaining classrooms.

Group 2

Interim housing is currently in the process of being set up at Mt. Vernon ES, with the remaining two campuses to follow afterward.

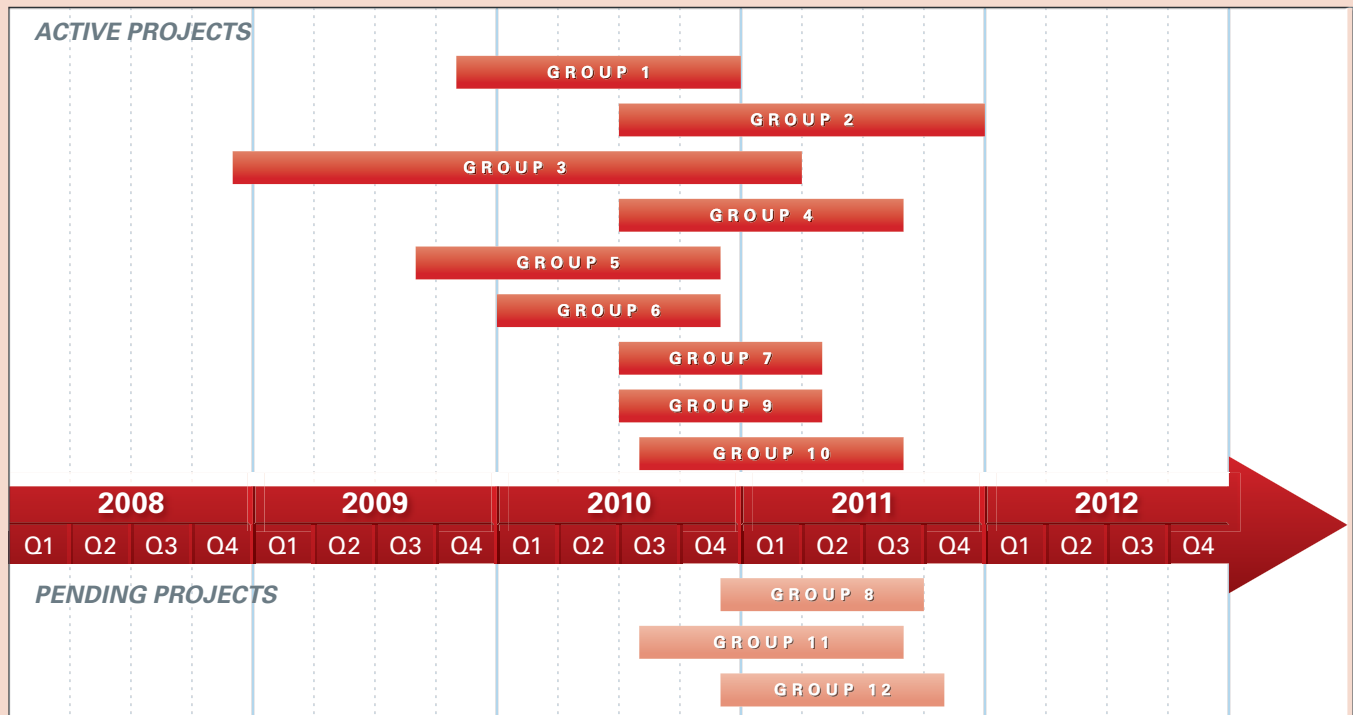
Group 3

While work inside the locker rooms are finishing up, the remainder of the gymnasium and adjoining classrooms are completed and classes have resumed in time for the start of school. Work inside the cafeteria has also been completed. The year also saw work being done at Building B, including the library. The final phase of construction will begin in the Administration building towards the end of September and continue through the beginning of next year.

Modernization work has started inside Building B at Richardson Prep School.



PROJECT SCHEDULES



Installation of HVAC ductwork and insulation has started inside this building at Lincoln ES.





New casework installed at Carmack.



Cleanup efforts have started inside the teacher's lounge inside the Administration building at Hillside ES, where construction work has been completed.

Group 4

Deferred maintenance work on the fire alarms were completed at Harmon. At Arrowhead ES, deferred maintenance work on the roof of Building A was also completed. Modernization work has started inside Building D with abatement and demolition at Kendall ES. New solar tubes will be installed to allow more natural light to come into classrooms and reduce energy usage. Following demolition and abatement work, new ceiling systems and tiles are being placed inside several classrooms and restrooms at Carmack. The Administration area has new casework installed and received new coats of paint.

Group 5

Several buildings have been worked on at both Hillside ES and Hunt ES this year. New and upgraded paths of travel have also been constructed throughout each campus. Hillside ES is in its final phase of construction, with work finishing inside the Administration building and scheduled for completion by the end of September. At Hunt ES, a new teacher's lounge is almost complete. Meanwhile, Phase II for modernization work is out to bid.

Group 6

Work on the main restroom at Anderson is halfway completed. Several classrooms are also in the process of being modernized. At Del Rosa ES and Wilson ES, major upgrades on paths of travel, including ramps and handrails, are completed. At Monterey ES, new cabinets have been installed inside classrooms.

Group 7

Interim housing is being set up Ramona-Alessandro ES, while some site work has started on paths of travel. Inside Bradley ES, new roofing, lights, and ceiling systems are in the process of installation. And at Marshall ES, some site work, in the form of paths of travel, has started.

Group 9

Modernization work has started at Richardson Prep with the completion of demolition work and reframed walls inside the building. At Inghram ES, interim housing has been set up. And at Lytle Creek, the second phase of demolition has started inside some classrooms in Building D.

Group 10

Trenching for electrical utilities has started at Cypress ES. Classes in Building B are planned to be moved into interim housing so that abatement and demolition can begin. At Cole ES, some underground trenching has started for utility lines. Highland-Pacific ES will start with their modernization work at the end of September.

Deferred Maintenance

Part of the objective of the Deferred Maintenance Program is to perform major repairs and replacements at campuses throughout the District. A few of the projects were coupled with ongoing modernization projects.



Deferred Maintenance Program

The Deferred Maintenance Program (DMP) provides State-matching funds, on a dollar-for-dollar basis, to assist the District with expenditures for major repair or replacement of school building components. It includes the following 12 project categories approved by the State Allocation Board:

- Asbestos
- Classroom Lighting
- Electrical
- Floor Covering
- HVAC
- Lead
- Painting
- Paving
- Plumbing
- Roofing
- Underground Tanks
- Wall Systems

Most of the project categories are building systems that are necessary components of a facility, without which the building would not be able to function for school purposes. A deferred maintenance project must conform to one of these categories in order for the District to place a project on its Five Year Plan. Where feasible, projects are combined with Facilities modernization projects to realize economies of scale, minimize campus disruptions, and increase productivity to complete.

Five Year Plan

The District receives an annual basic grant from the State for the major repair or replacement work listed on its Five Year Plan, which is a projection of deferred maintenance work to be performed on a District-wide basis over the next five years. The annual basic grants are provided in December of each year. The following table summarizes the District's current Five Year Plan.

Project Category	# of Projects	Current Fiscal Year	Second Fiscal Year	Third Fiscal Year	Fourth Fiscal Year	Fifth Fiscal Year	Total Estimate Cost
Asbestos	23	\$67,000	\$6,307,030	\$3,313,650	\$1,706,000	\$572,000	\$11,965,680
Classroom Lighting	38	—	\$4,216,000	\$3,368,500	\$812,500	\$325,000	\$8,722,000
Electrical	28	—	\$2,078,500	\$1,990,000	\$795,000	\$200,000	\$5,063,500
Floor Covering	170	\$467,098	\$2,521,300	\$1,588,400	\$1,203,000	\$412,000	\$6,191,798
HVAC	69	\$10,000	\$16,636,450	\$7,169,000	\$5,470,000	\$11,610,000	\$40,895,450
Lead	0	—	—	—	—	—	\$0
Painting	48	\$45,000	\$897,000	\$833,500	\$682,500	\$474,000	\$2,932,000
Paving	67	\$422,000	\$1,460,000	\$1,357,000	\$648,000	\$1,267,500	\$5,154,500
Plumbing	68	\$55,800	\$351,500	\$434,500	\$124,000	\$128,000	\$1,093,800
Roofing	89	\$146,010	\$6,226,750	\$3,199,100	\$3,158,600	\$5,729,000	\$18,459,460
Underground Tanks	0	—	—	—	—	—	\$0
Wall Systems	90	\$15,000	\$1,175,150	\$743,900	\$572,400	\$516,000	\$3,022,450
Grand Total	690	\$1,227,908	\$41,869,680	\$23,997,550	\$15,172,000	\$21,233,500	\$103,500,638

Facilities Improvement Program

Maintenance and Operations works closely with Facilities Management to review and integrate deferred maintenance work into upcoming modernization projects, where feasible. Consolidation of projects provides many benefits to the District. It enables economies of scale in bids estimates, minimizes campus disruptions over time, and increases productivity of Maintenance and Operations staff to complete other projects.

Seal coating applied to the asphalt at Anton ES, one of the projects part of the Deferred Maintenance Program.

Planned/Active/ Completed Projects

